

One-Chance Sealed Bid Sale

ACREAGE:

80.00 Acres, m/l
Saunders County, NE

DATE:

Bid Deadline:
November 10, 2020
12:00 noon, CST

RETURN BIDS TO:

**Hertz Farm
Management**
Omaha, NE

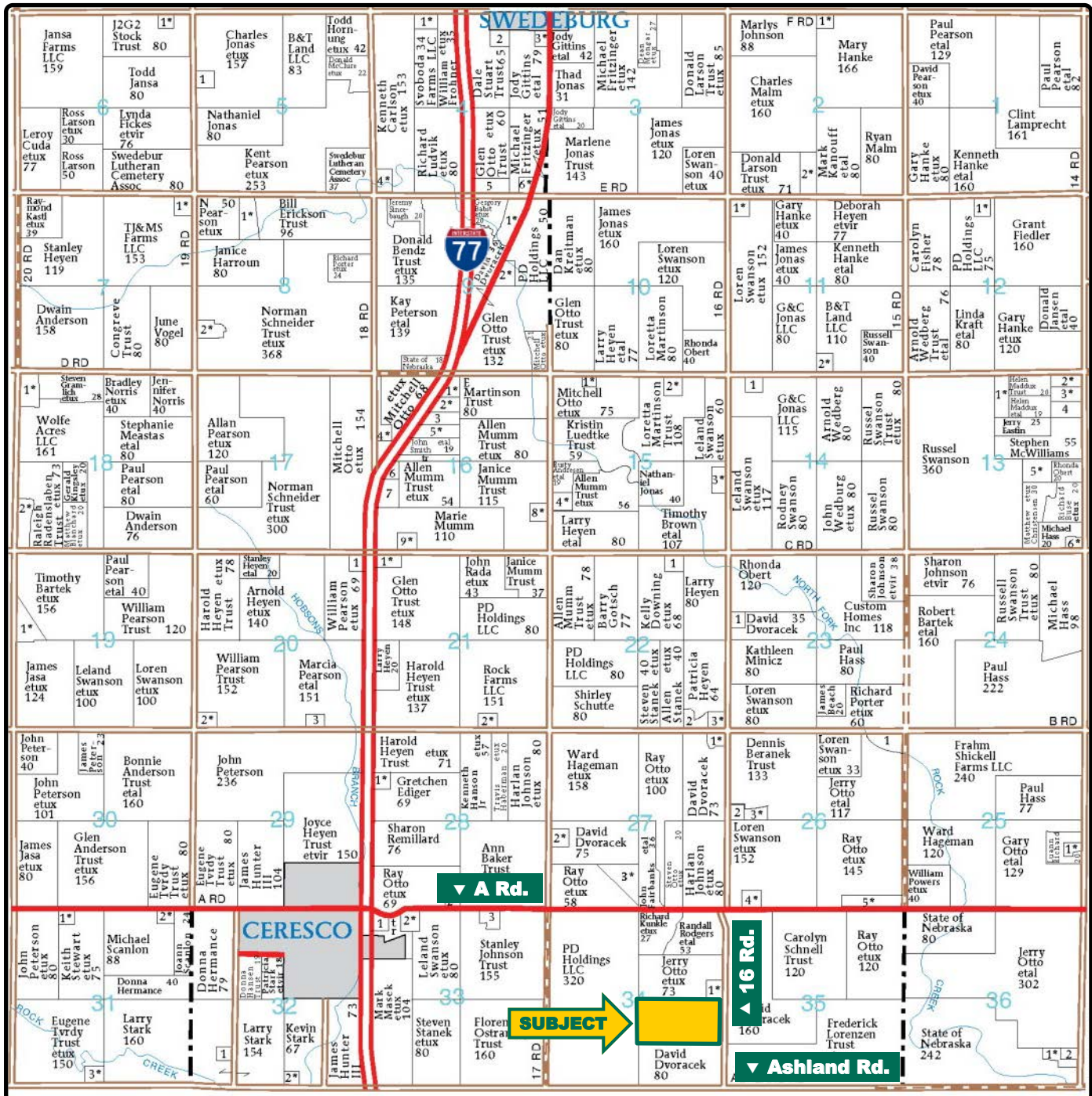


Property Key Features

- Quality, Rolling Cropland near the Lincoln Metro Area
- Secluded Hunting Area
- Easy Access - ½ Mile off Hard-Surface Road

Stan Lierz, AFM, ALC
Licensed in NE, IA & KS
StanL@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



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| | |
|----------------------|-------|
| FSA/Eff. Crop Acres: | 61.69 |
| Corn Base Acres: | 29.31 |
| Bean Base Acres: | 29.29 |

Property Information

80.00 Acres, m/l

Location

Take A Rd. 2 miles east from Ceresco to 16 Rd., then go ½ mile south. Property is on the west side of 16 Rd.

Legal Description

N½ SE¼ of Section 34, Township 13 North, Range 7 East of the 6th p.m. (Richland Township).

Real Estate Tax

2019 Taxes Payable 2020: \$4,423.92
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$55.30

Lease Status

Open lease for the 2021 crop year.

FSA Data

Farm Number 7684, Tract 3893
FSA/Eff. Crop Acres: 61.69
Corn Base Acres: 29.31
Corn PLC Yield: 142.00 Bu.
Bean Base Acres: 29.29
Bean PLC Yield: 46.00 Bu.

Soil Types/Productivity

Main soil types are Yutan and Morrill. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling

Drainage

Natural

Buildings/Improvements

None

Water & Well Information

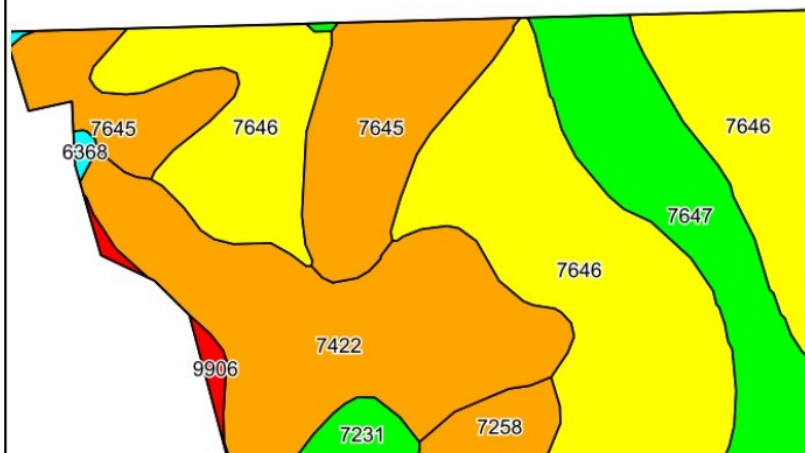
None

Zoning Building Rights

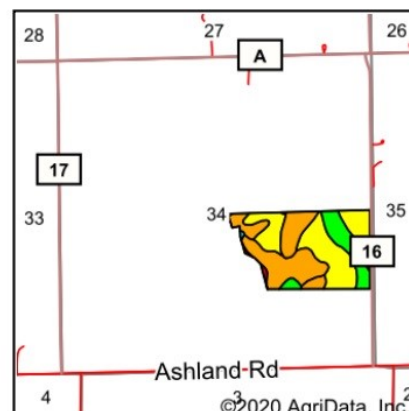
Only three "Building Rights" go with the sale of this land. Call agent for more details.

Comments

Quality, rolling cropland with 17.3 acres of natural grass/timbered hunting land in a secluded area near the Lincoln metro area.



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State: **Nebraska**
County: **Saunders**
Location: **34-13N-7E**
Township: **Richland**
Acres: **61.69**
Date: **9/30/2020**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE155, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Irr Class | SRPG |
|------------------|--|-------|------------------|----------------------|---------------|-----------|------|
| 7646 | Yutan, eroded-Judson complex, 6 to 11 percent slopes | 26.61 | 43.1% | | IIIe | IVe | 71 |
| 7422 | Morrill clay loam, 6 to 11 percent slopes, eroded | 13.60 | 22.0% | | IVe | IVe | 64 |
| 7645 | Yutan silty clay loam, 11 to 17 percent slopes, eroded | 9.70 | 15.7% | | IVe | IVe | 59 |
| 7647 | Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes | 8.44 | 13.7% | | Ile | IIIe | 69 |
| 7258 | Deroin silty clay loam, 6 to 11 percent slopes, eroded | 1.58 | 2.6% | | IVe | IVe | 71 |
| 7231 | Judson silt loam, 2 to 6 percent slopes | 1.04 | 1.7% | | Ile | | 80 |
| 9906 | Fluvaquents, silty, frequently flooded | 0.52 | 0.8% | | VIIIw | | 3 |
| 6368 | Obert silty clay loam, frequently flooded | 0.20 | 0.3% | | VIw | | 36 |
| Weighted Average | | | | | | | 66.8 |

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking West



Looking East



Looking Northwest



Looking Northeast





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Bid Deadline: **Wed., Nov. 10, 2020**

Time: **12:00 noon, CST**

Mail To:

Hertz Farm Management
ATTN: Stan Lierz
11717 M Circle
Omaha, NE 68137

Seller

VMB Enterprises, LLC
Vernon Benes, Manager

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Stan Lierz at 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Wednesday, November 10, 2020 by 12:00 noon, CST. The Seller will accept or reject all bids by 12:00 noon, CST on Friday, November 12, 2020 and all bidders will be notified shortly thereafter.

Terms of Possession

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 15, 2020 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires February 28, 2021. Taxes will be prorated to December 31, 2020.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals